040.A	0007	0201.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	300,900 / 300,900
					USE VALUE:	300,900 / 300,900
					ASSESSED:	300,900 / 300,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		BROADWAY, ARLINGTON

OWNERSHIP

Unit #: 201

Owner 1:	COSTELLO ROBERT D
Owner 2:	
Owner 3:	
Street 1:	137A FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	201 BROADWAY LLC -
Owner 2:	-
Street 1:	201 BROADWAY UNIT 201
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Retail with a Condo Retail Building built about 1900, having primarily Brick Exterior and 924 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 1 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
345	0.000	300,900			300,900
Total Card	0.000	300,900			300,900
Total Parcel	0.000	300,900			300,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.65 /Parcel: 325.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 312486

GIS Ref

GIS Ref

Insp Date 09/12/18

PREVIOUS ASSESSMENT

Parcel ID: 040.A-0007-0201.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	345	FV	300,900	0	.		300,900		Year end	12/23/2021
2021	345	FV	300,900	0	.		300,900		Year End Roll	12/10/2020
2020	345	FV	300,900	0	.		300,900	300,900	Year End Roll	12/18/2019
2019	345	FV	255,300	0	.		255,300	255,300	Year End Roll	1/3/2019
2018	345	FV	255,300	0	.		255,300	255,300	Year End Roll	12/20/2017
2017	345	FV	255,300	0	.		255,300	255,300	Year End Roll	1/3/2017
2016	345	FV	255,300	0	.		255,300	255,300	Year End	1/4/2016
2015	345	FV	244,500	0	.		244,500	244,500	Year End Roll	12/11/2014

!15818!

PRINT

Date	Time
12/30/21	21:25:30

LAST REV

Date	Time
11/10/21	10:16:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
201 BROADWAY LL	78896-379	1	10/13/2021		500,000	No	No		
DOHERTY JAMES F	54312-171		2/19/2010		248,000	No	No		

USER DEFINED

Prior Id # 1:	27526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
9/12/2018	MEAS&NOTICE	PH	Patrick H
2/10/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
345	Condo-Retail		0		Sq. Ft.	Site		0	0.	0.00	CR																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 345 Condo-Retail | Prime NB Desc: CND/RET | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	64 - Condo Retail		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	D - AVGD		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	2009
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	std		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	15.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.6	%

CALC SUMMARY

Basic $ / SQ:	200.00
Size Adj.:	1.25000000
Const Adj.:	1.11390328
Adj $ / SQ:	278.476
Other Features:	6147
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318785
Depreciation:	17852
Depreciated Total:	300933

COMMENTS

RETAIL CONDO UNIT... BLACK CROW YOGA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	1	BRs:	0	Baths:					HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	1		
Totals			
1	1		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	336.96
Special Features:	0	Val/Su Net:	325.65
Final Total:	300900	Val/Su SzAd	325.65

SKETCH

UnSketched SubAreas:
GLA: 924,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	924	278.480	257,312
	Net Sketched Area:	924	Total:	257,312
Size Ad	924	Gross Area	924	FinArea 924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.A-0007-0201.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: